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ABN: 16 071 897 900 • SCA (QLD) Member

04 July 2023

PLAZA GREEN CTS 35807
Not registered for GST

ABN: 60 220 915 007

Tax Invoice

J P Otero
21 Kirkwood Crescent
Gordon ACT 2906

Ref	J Otero	
Re	Lot 11	PLAZA GREEN CTS 35807
Fee	150.00	Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement.

Note that no warranties are made in relation to the contents, which should be checked by the seller.

Note also that no details have been inserted in the section Information Prescribed Under Regulation Module.

This section should be completed by the seller if applicable.

Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

Sunstate Strata Pty Ltd

INFORMATION FOR DISCLOSURE STATEMENT**as at 04 July 2023**

Body Corporate	Name of Scheme:	PLAZA GREEN	
	Community Titles Scheme No:	35807	
	Lot Number:	11	Plan Number: SP 166577

Secretary	Name	Sharon Beal	
	Address	Unit 2/49-51 Dalton Drive Maroochydore QLD 4558	
	Telephone		Facsimile

Body Corporate Manager	Name	Sunstate Strata Pty Ltd	
	Address	PO Box 9195 Pacific Paradise QLD 4564	
	Telephone	07 5450 5300	Facsimile

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/08/22 to 31/10/22	\$433.68	01/09/22	Nil	01/09/22
	01/11/22 to 31/01/23	\$447.55	01/12/22	Nil	01/12/22
	01/02/23 to 30/04/23	\$447.55	01/03/23	Nil	01/03/23
	01/05/23 to 31/07/23	\$447.55	01/06/23	Nil	01/06/23
	01/08/23****31/10/23	\$457.40	01/09/23	Nil	01/09/23
	Sinking Fund				
	01/08/22 to 31/10/22	\$276.32	01/09/22	Nil	01/09/22
	01/11/22 to 31/01/23	\$258.77	01/12/22	Nil	01/12/22
	01/02/23 to 30/04/23	\$258.77	01/03/23	Nil	01/03/23
	01/05/23 to 31/07/23	\$258.77	01/06/23	Nil	01/06/23
	01/08/23****31/10/23	\$276.32	01/09/23	Nil	01/09/23

Body Corporate	Name of Scheme:	PLAZA GREEN	
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Improvements on Common Property for which Buyer will be Responsible	29/08/06	Courtyard	Exclusive Use
	29/08/06	Car Space	Exclusive Use

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

There are no assets required to be recorded.

Committee

Information
prescribed under
Regulation
Module

Nil

Signing

Seller/Sellers Agent

Witness

Date

Buyers
Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Additional Information

Body Corporate	Name of Scheme:	PLAZA GREEN	
	Community Titles Scheme No:	35807	
	Lot Number:	11	Plan Number: SP 166577

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	19	Entitlement of Lot	1
	Contribution Schedule	Aggregate	19	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		96,183.26	as at	31/07/22
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	Strata Community Insurance	QRSC15004555	\$8,844,422	30/08/23
	CATASTROPHE	Strata Community Insurance	QRSC15004555	\$1,326,663	30/08/23
	FIDELITY GUARANTEE	Strata Community Insurance	QRSC15004555	100,000	30/08/23
	OFFICE BEARERS	Strata Community Insurance	QRSC15004555	1,000,000	30/08/23
	PUBLIC LIABILITY	Strata Community Insurance	QRSC15004555	10,000,000	30/08/23
	VOLUNTARY WORKERS	Strata Community Insurance	QRSC15004555	2,000/200,000	30/08/23

Mortgages or Securities over Body Corporate Assets	Nil
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Additional Information (continued)

Body Corporate

Name of Scheme:

PLAZA GREEN

Community Titles Scheme No:

35807

Lot Number:

11

Plan Number:

SP 166577

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(2)